

**AGENDA**

GRAND TRAVERSE COUNTY LAND BANK AUTHORITY  
SPECIAL MEETING

Monday, October 8, 2018 Governmental Center, 400 Boardman Avenue  
Conference Room 300 – 3<sup>rd</sup> Floor Governmental Center  
Traverse City, MI 49684  
8:00 A.M.

- 1. Gray Rd property discussion ..... 1-2
- 2. Cass Rd property discussion ..... 3-4
- 3. Elmer’s change order approval..... 5-8

PUBLIC COMMENT/INPUT

Any person shall be permitted to address a meeting of the Land Bank Authority (LBA), which is required to be open to the public under the provisions of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et. seq.) Public comment shall be carried out in accordance with the following County Board Rules and Procedures:

- A. Any person wishing to address the LBA shall state his or her name and address.
  - B. Persons may address the LBA on matters, which are relevant to county government issues.
  - C. No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Board questions. The Chairperson shall control the amount of time each person shall be allowed to speak, which shall not exceed three (3) minutes; except as follows:
    - 1. Chairperson may, at his or her discretion, extend the amount of time any person is allowed to speak.
    - 2. Whenever a group wishes to address the Authority, the Chairperson may require that the group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak, which shall not exceed fifteen (15) minutes.
- 4. Other Business
  - 5. Adjournment

## LAND BANK AUTHORITY

SUBJECT: Gray Rd Tower Sale

FROM: Heidi Scheppe



FOR MEETING DATE: October 8, 2018

### SUBJECT DESCRIPTION:

At the September 28, 2018 meeting I was asked to determine a fair market value of the Gray Rd Tower property for potential sale to Blarney Stone Broadcasting. I asked Equalization director James Baker to perform a review of the property. Based on his review he has determined that the marketable value of the land is between \$117,500 and \$135,000 and the tower and buildings value is estimated at \$81,800. As I see it we have 4 options:

- 1) Put the property on the open market and we get interest from a developer. If a developer wants the property they will not be interested in the tower so will only be willing to pay the market value of the land. The demo cost of the buildings and the tower may be a deterrent.
- 2) Put the property on the open market and we get interest from a buyer who wants to use the tower. The marketability of the tower without the current equipment should be considered. Even if they want the tower they could offer the land value.

These 2 options will incur closing costs and realtor fees that will reduce the Land Bank Proceeds. They also will most likely take longer to close so it will remain tax exempt in 2019 which does not contribute to all taxing jurisdictions tax revenue.

- 3) Sell the property to Blarney Stone Broadcasting that currently has equipment on the tower they are utilizing. This option saves Blarney Stone the Climber costs for removal and reinstallation if they were to buy the parcel at the vacant land price. It also will keep the local radio station on the air and employees employed which has economic value to the County. I would recommend the sale price be around \$175,000
- 4) Keep the property, remain landlords and collect approximately \$30,000 per year in rent. This option does have liability in the high voltage wires and equipment that is on County property. Note the property remains tax exempt for yearly tax collection.

### Recommendation:

Approve Chair to facilitate Option#\_\_\_\_\_.



**GRAND TRAVERSE COUNTY  
EQUALIZATION DEPARTMENT**

400 BOARDMAN AVENUE #103  
TRAVERSE CITY, MI 49684-2577

Phone: 231.922.4772

Fax: 231.922.4447

www.co.grand-traverse.mi.us

James D. Baker, MMAO  
Equalization Director  
jbaker@grandtraverse.org

Christopher Fieldhouse, MCAO  
Equalization Deputy Director  
cfieldhouse@grandtraverse.org

Date: 10/01/2018

To: Grand Traverse County Land Bank

Re: Tower Parcel 08-001-012-00

Per the request from the Grand Traverse County Treasurer I have reviewed the parcel located at 5677 Gray Road. It is a parcel containing just under 15 acres. Located on that parcel is a 400 foot guyed radio tower, with two utility buildings to house equipment. I have physically visited the property and reviewed the Broker Price Opinion from 3W Three West Commercial Real Estate. I agree with the land value conclusions in the Broker Price Opinion, which range from \$117,500 to \$135,000 for the parcel.

I also believe there is value in the tower and related buildings. Using the Marshal and Swift Valuation Service Manual I have estimated the tower and building value to be worth at a minimum of \$81,800.

Sincerely,

James D. Baker MMAO (4)  
Director of Equalization  
Grand Traverse County

## LAND BANK AUTHORITY

SUBJECT: Cass Rd Property

FROM: Heidi Scheppe



FOR MEETING DATE: October 8, 2018

### **SUBJECT DESCRIPTION:**

At the September meeting I was asked to determine a fair market value of the property at 1383 Cass Rd. I asked Equalization Director James Baker to do a review. Based on his review he has determined the marketable value of the land is between \$215,145 and \$280,030. When we bought the property there was a house which has since been demolished to make room for the proposed wye. The garage foundation and basement are still remaining but the removal of the home did reduce the value of the parcel as a whole. The adjacent neighbor did mention to James that people do access the property and the basement foundation and debris may be a liability for the County. I did contact the interested neighbor but he did not seem willing to pay \$315,000 since that value included the previous home and much of the property is wetlands.

Our agreement with the City protected us from this reduction in value and the City is contractually obligated to buy the property from us for the \$315,000 that we paid. The Brownfield gave the Land Bank tif revenue in order for the Land Bank to purchase the property so any revenue up to \$315,000 needs to be returned to the Brownfield.

### **Recommendation:**

Authorize Chair to sell property to City for \$315,000.00, and turn over proceeds to the Boardman Lake Brownfield Fund.



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James D. Baker, MMAO  
Equalization Director  
[jbaker@grandtraverse.org](mailto:jbaker@grandtraverse.org)

Christopher Fieldhouse, MCAO  
Equalization Deputy Director  
[cfieldhouse@grandtraverse.org](mailto:cfieldhouse@grandtraverse.org)

Date: 10/03/2018

To: Grand Traverse County Land Bank

Re: Cass Road "Y" Property 05-027-027-00

Per the request from the Grand Traverse County Treasurer I have reviewed, and physically visited the parcel located at 1383 Cass Road parcel number 05-027-027-00. This parcel is a vacant mostly wooded rolling parcel with a substantial amount of swamp wetland area. A residential dwelling was once on the property, but only a garage foundation and basement are remaining from the demolition of the dwelling. There is only one access point to the property across the railroad right of way.

I have researched the market and found two recent sales in Garfield Township that were similar in size, location, and zoning. The value indications from those sales suggest a range of \$6,300 to \$8,200 per acre for vacant land value in that area.

Sincerely,

James D. Baker MMAO (4)  
Director of Equalization  
Grand Traverse County

**LAND BANK AUTHORITY**

SUBJECT: Rennie School Rd Change Order

FROM: Heidi Scheppe 

FOR MEETING DATE: October 8, 2018

**SUBJECT DESCRIPTION:**

In order to get a permit from the Road Commission they are requiring that we be responsible for doing additional work on the edge of Rennie School Road and pave the shoulder up to Blaine's driveway. Attached is the change order from Elmer's identifying an additional \$40,000 for the cost of the required additional costs. Mac is aware of this change and it will be worked into the Brownfield plan for reimbursement. We have a meeting with the Road Commission and developers on Monday at 1:00 to discuss the road changes and potential extension of Stadium Drive these forced changes will hopefully be discussed also.

**Recommendation:**

Approve Change Order with Elmer's dated 10/4/18 for additional road work on Rennie School Road.

# CHANGE ORDER

No. 1

DATE OF ISSUANCE 10-4-2018

EFFECTIVE DATE 10-4-2018

OWNER Grand Traverse County Land Bank Authority

CONTRACTOR Elmer's Crane and Dozer, Inc.

Contact: Nick Broad

Project: US-31 & Rennie School Road Improvements

OWNER's Contract No. \_\_\_\_\_ Engineer's Contract No. 2018473002.01

ENGINEER Gosling Czubak Engineering Sciences, Inc.

You are directed to make the following changes in the Contract Documents:

Description:

- Extend the limits of the full three lane section with 5' paved shoulders and 1' aggregate shoulders for Rennie School Road to the west to align with the western property line.

Reason for Change Order:

County Road Commission required changes.

Attachments:

Drawing sheets C3 and C5 with Revision #2 dated 10/3/2018.

CHANGE IN CONTRACT PRICE:
Original Contract Price 375,000 \$ _____
Net Increase (Decrease) from previous Change Orders No. ____ to ____ \$ <u>0</u>
Contract Price prior to this Change Order: \$ <u>375,000</u>
Net increase (decrease) of this Change Order: \$ <u>40,000</u>
Contract Price with all approved Change Orders: \$ <u>415,000</u>

CHANGE IN CONTRACT TIMES
Original Contract Times: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net change from previous Change Orders No. ____ to ____ Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____ (days or dates)

RECOMMENDED:

By: Robert M. Vankon  
ENGINEER (Authorized Signature)

APPROVED:

By: Heidi Schipper  
OWNER (Authorized Signature)

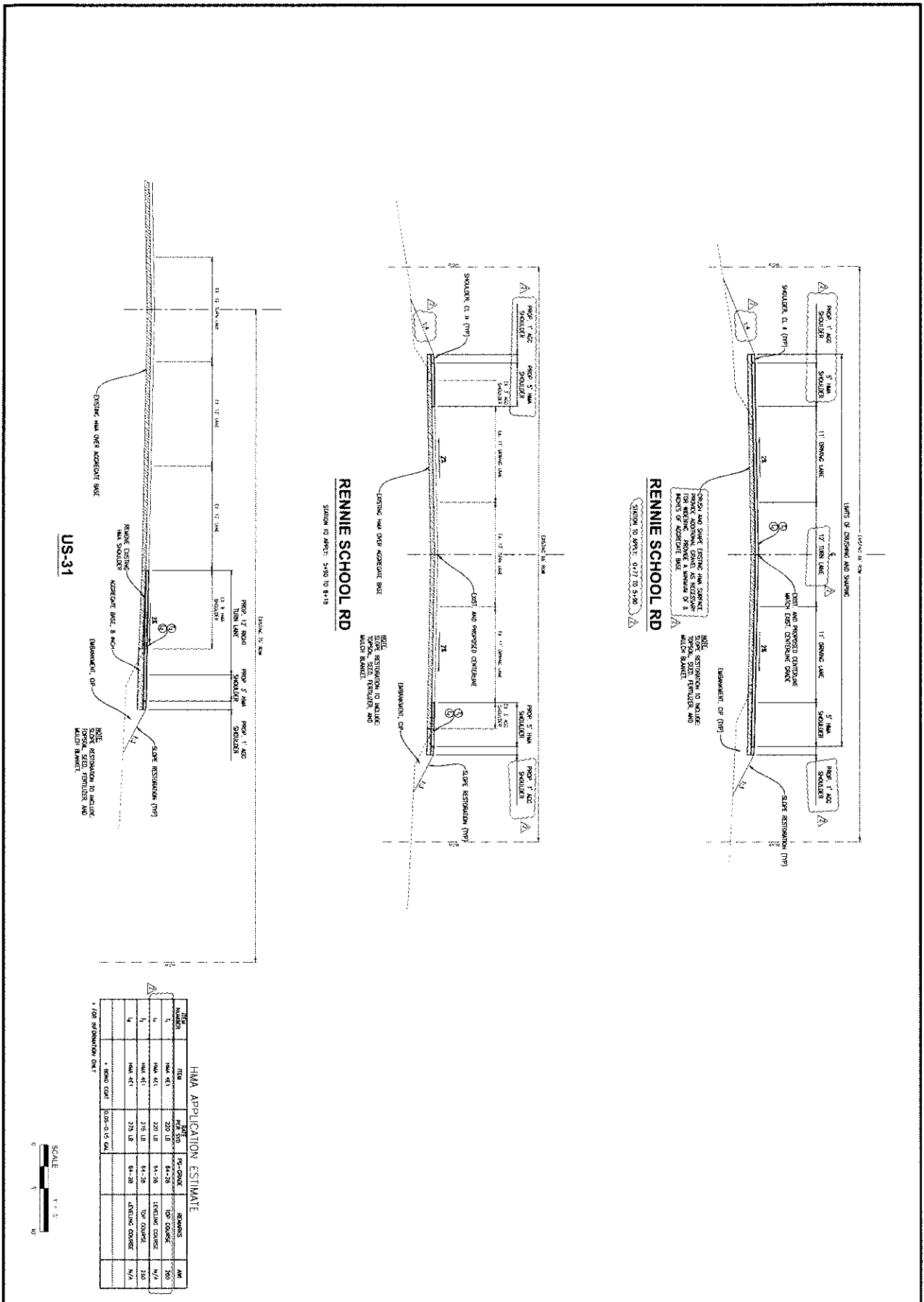
ACCEPTED:

By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)

Date: 10-4-2018

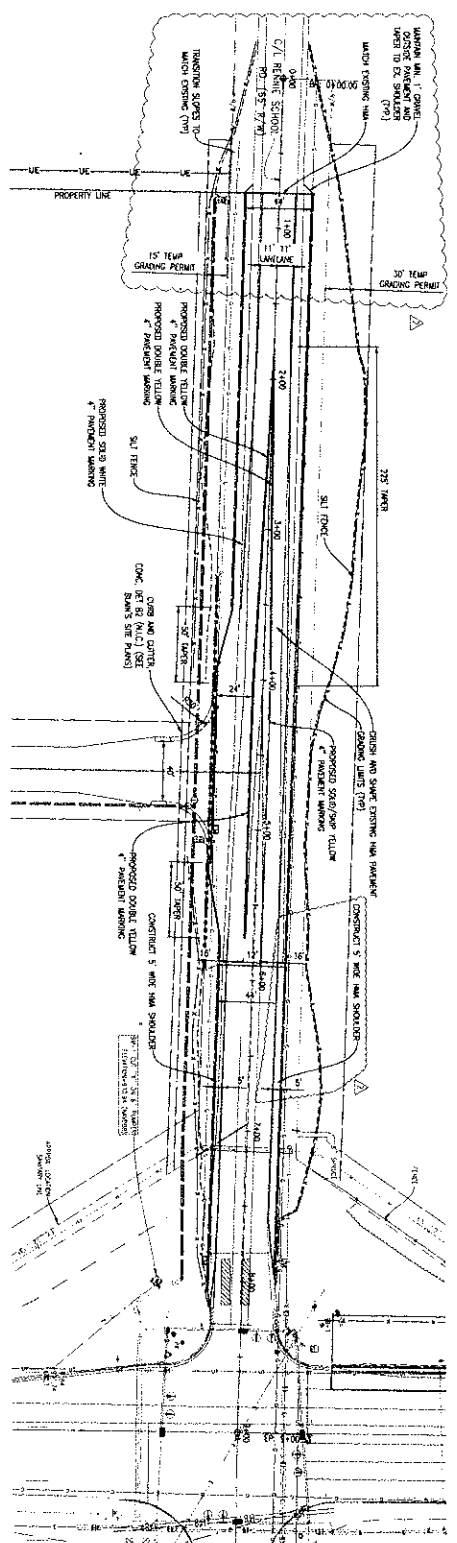
Date: 10/5/18

Date: \_\_\_\_\_

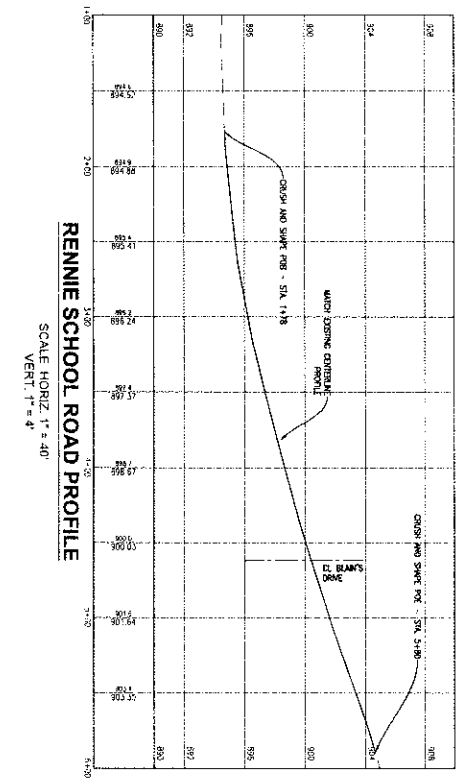


ITEM	QTY	UNIT	PRICE	TOTAL
1.00	1.00	LINEAL FOOT	100.00	100.00
1.01	1.00	LINEAL FOOT	100.00	100.00
1.02	1.00	LINEAL FOOT	100.00	100.00
1.03	1.00	LINEAL FOOT	100.00	100.00
1.04	1.00	LINEAL FOOT	100.00	100.00
1.05	1.00	LINEAL FOOT	100.00	100.00
1.06	1.00	LINEAL FOOT	100.00	100.00
1.07	1.00	LINEAL FOOT	100.00	100.00
1.08	1.00	LINEAL FOOT	100.00	100.00
1.09	1.00	LINEAL FOOT	100.00	100.00
1.10	1.00	LINEAL FOOT	100.00	100.00
1.11	1.00	LINEAL FOOT	100.00	100.00
1.12	1.00	LINEAL FOOT	100.00	100.00
1.13	1.00	LINEAL FOOT	100.00	100.00
1.14	1.00	LINEAL FOOT	100.00	100.00
1.15	1.00	LINEAL FOOT	100.00	100.00
1.16	1.00	LINEAL FOOT	100.00	100.00
1.17	1.00	LINEAL FOOT	100.00	100.00
1.18	1.00	LINEAL FOOT	100.00	100.00
1.19	1.00	LINEAL FOOT	100.00	100.00
1.20	1.00	LINEAL FOOT	100.00	100.00
1.21	1.00	LINEAL FOOT	100.00	100.00
1.22	1.00	LINEAL FOOT	100.00	100.00
1.23	1.00	LINEAL FOOT	100.00	100.00
1.24	1.00	LINEAL FOOT	100.00	100.00
1.25	1.00	LINEAL FOOT	100.00	100.00
1.26	1.00	LINEAL FOOT	100.00	100.00
1.27	1.00	LINEAL FOOT	100.00	100.00
1.28	1.00	LINEAL FOOT	100.00	100.00
1.29	1.00	LINEAL FOOT	100.00	100.00
1.30	1.00	LINEAL FOOT	100.00	100.00
1.31	1.00	LINEAL FOOT	100.00	100.00
1.32	1.00	LINEAL FOOT	100.00	100.00
1.33	1.00	LINEAL FOOT	100.00	100.00
1.34	1.00	LINEAL FOOT	100.00	100.00
1.35	1.00	LINEAL FOOT	100.00	100.00
1.36	1.00	LINEAL FOOT	100.00	100.00
1.37	1.00	LINEAL FOOT	100.00	100.00
1.38	1.00	LINEAL FOOT	100.00	100.00
1.39	1.00	LINEAL FOOT	100.00	100.00
1.40	1.00	LINEAL FOOT	100.00	100.00
1.41	1.00	LINEAL FOOT	100.00	100.00
1.42	1.00	LINEAL FOOT	100.00	100.00
1.43	1.00	LINEAL FOOT	100.00	100.00
1.44	1.00	LINEAL FOOT	100.00	100.00
1.45	1.00	LINEAL FOOT	100.00	100.00
1.46	1.00	LINEAL FOOT	100.00	100.00
1.47	1.00	LINEAL FOOT	100.00	100.00
1.48	1.00	LINEAL FOOT	100.00	100.00
1.49	1.00	LINEAL FOOT	100.00	100.00
1.50	1.00	LINEAL FOOT	100.00	100.00





**RENNIE SCHOOL ROAD PLAN**



**RENNIE SCHOOL ROAD PROFILE**

SCALE HORIZ 1" = 40'  
VERT 1" = 4'



**Building**  
1280 Riverside Park Dr  
Traverse City, Michigan  
231.944.4391  
www.pruittandsons.com

**PRUITT & SONS**  
CONSULTING ENGINEERS  
1280 Riverside Park Dr  
Traverse City, Michigan  
231.944.4391  
www.pruittandsons.com

No.	Date	By	Check	Description
1	02-21-2013			DATE OF ISSUE
2	02-21-2013			REVISION

**RENNIE SCHOOL ROAD WIDENING  
US-31 & RENNIE SCHOOL ROAD IMPROVEMENTS**  
GRAND TRAVERSE COUNTY

**C5**